



Request for City Council Committee Action from the Department of Community Planning & Economic Development - Planning Division

Date: June 11, 2015

To: Council Member Lisa Bender, Chair, Zoning & Planning Committee and Members of the Committee

Referral to: Zoning & Planning Committee

Subject: Approval of the historic landmark designation of the North Side Station located at 2418 Washington Avenue North.

Recommendation: The Heritage Preservation Commission recommended approval of the historic landmark designation of the North Side Station on May 19, 2015.

Previous Directives: N/A

<p>Prepared by: Alexandr Young, Preservation Intern, (612) 673-2118 Approved by: Jason Wittenberg, Planning Manager, (612) 673-2297 Steve Poor, Interim Development Services Director – Department of Community Planning and Economic Development (612) 673-3310 Presenters in Committee: Alexandr Young, Preservation Intern, (612) 673-2118</p>

Financial Impact

- No financial impact

Community Impact

- Neighborhood Notification: The property owners within 350 feet of 2418 Washington Avenue North were notified of the Zoning and Planning Committee meeting by letter on April 28, 2015.
- City Goals: See staff report
- Comprehensive Plan: See staff report
- Zoning Code: See staff report
- End of 60-120-day decision period: N/A

Background/Supporting Information

On October 21, 2014, the Heritage Preservation Commission (HPC) approved Commissioner Constance Vork's nomination of the North Side Station at 2418 Washington Avenue North as a historic Landmark, established interim protection, and directed the Planning Director to prepare or cause to be prepared a designation study. That study is attached.

On April 2, 2015, CPED brought the designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

On April 21, 2015, the State Historic Preservation Officer (SHPO) commented on the property's eligibility for local designation, noting that it could not support the proposed period of significance from 1914-1953. SHPO proposed a period of significance that extended from 1914-1965, to ensure the single-story 1950s-era bus garage addition was protected by the designation, which is contrary to the property owner's wishes. In response, staff bolstered the study to demonstrate that the 1914 building could capture the significance of the transition from streetcars to buses, which were stored and maintained onsite in the 1940s.

On May 19, 2015, the Heritage Preservation Commission adopted staff findings and approved the landmark designation of the North Side Station, and directed staff to forward the designation study (dated May 19, 2015) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 2418 Washington Avenue North subject to the following conditions:

1. The entire exterior of the 1914 building, to include those portions partially enveloped by the 1953-1954 addition's walls, shall be protected as a contributing resource.
2. The 1953-1954 addition shall be treated as noncontributing.